

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: DESIGNATION OF TUFTS NEW ENGLAND MEDICAL CENTER,
INC., AS REDEVELOPER OF PARCELS P-8, P-9, P-10 AND
P-11 IN THE SOUTH COVE URBAN RENEWAL PROJECT AREA,
MASS. R-92

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for a loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter-identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state and Federal Law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

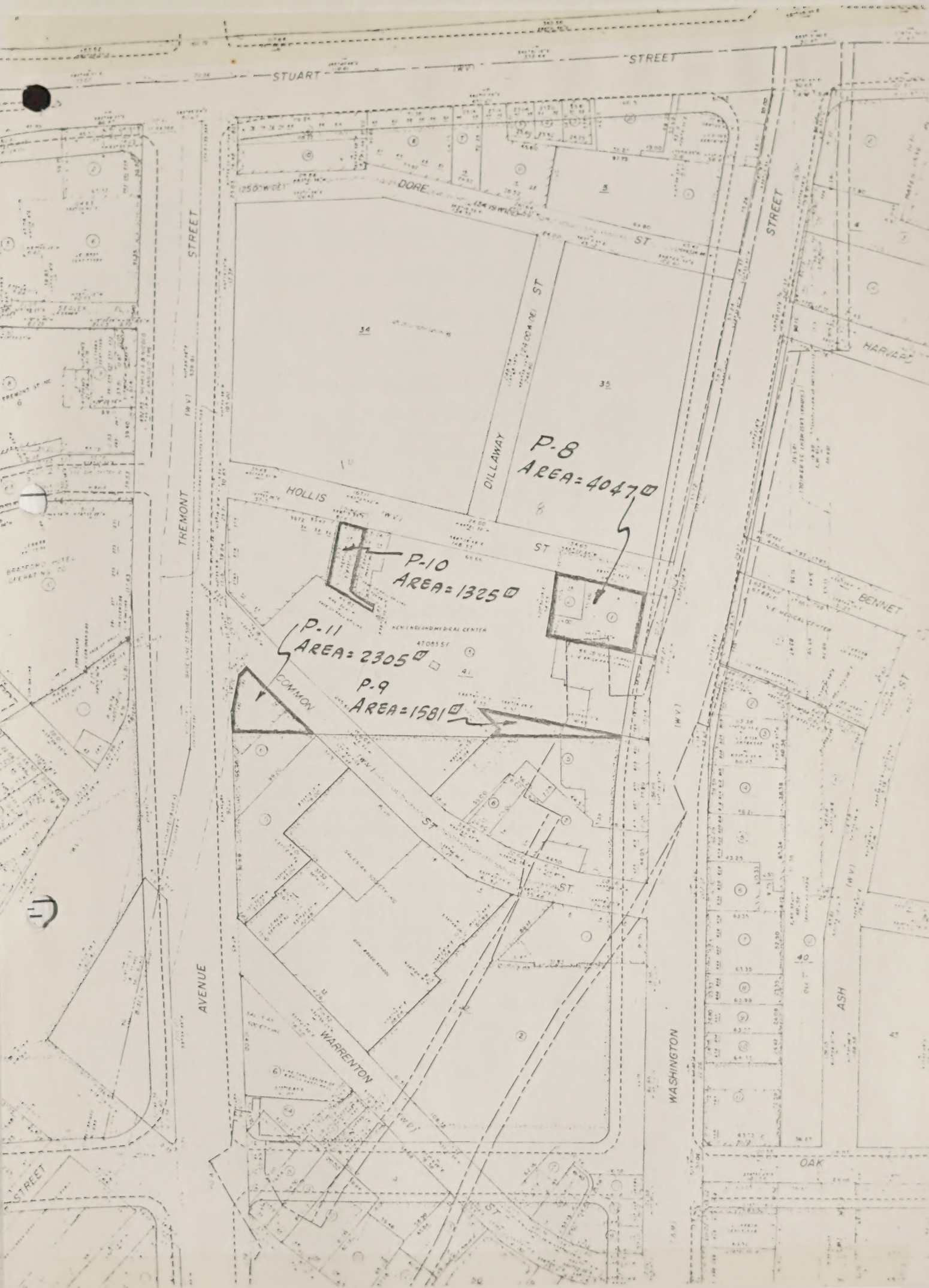
1. That Tufts New England Medical Center, Inc., be and hereby is designated as Redeveloper of Parcels P-8, P-9, P-10 and P-11 in the South Cove Urban Renewal Project Area, subject to submission of Final Working Drawings and Specifications satisfactory to the Authority's staff;
2. That the disposal of said parcels by negotiations is the appropriate method of making the land available for redevelopment;
3. That it is hereby determined that Tufts New England Medical Center, Inc., possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area;
4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Tufts New England Medical Center, Inc., as Buyer providing for the conveyance by the Authority of Disposition Parcels P-8, P-9, P-10 and P-11, in consideration of a purchase price subject to HUD concurrence and the Buyer's agreement to develop the property for a parking garage, a portion of which may be used by the general public; such Agreement to be in

the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interest of the Authority; that the Director is further authorized to execute and deliver a Deed conveying said property pursuant to such Disposition Agreement; and that the execution and delivery by the Director of such Agreement and Deed to which a Certificate of this Resolution is attached shall be conclusively deemed authorized by this Resolution and conclusive evidence that the form, terms, and provisions thereof are by the Director deemed proper and in the best interests of the Authority;

5. That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to accept any and all penalty bonds or other form of financial security as may be required by the terms of the Land Disposition Agreement;

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

7. That the preliminary site plan, as shown on a plan entitled "Tufts-New England Medical Center - Master Plan," dated March 16, 1971, as prepared by The Architects Collaborative, Inc., is hereby approved, subject to entering into appropriate Land Disposition Agreements, and subject to approval of appropriate Final Plans and Outline Specifications by the Boston Redevelopment Authority.



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MEMORANDUM

MAY 13, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL PROJECT, MASS. R-92
PARCELS P-8, P-9, P-10, P-11
FINAL DESIGNATION OF TUFTS-NEW ENGLAND MEDICAL
CENTER, INC., AS REDEVELOPER

Tufts-New England Medical Center, Inc., proposes to build a parking garage and access routes on land which they already own, plus Parcels P-8, P-9, P-10 and P-11 in the South Cove Urban Renewal Project Area. The bulk of the building will be on their land. The parcels are bounded generally by Hollis Street on the north, Common Street on the south, Washington Street on the east and Tremont Street on the west, being approximately 9,258 square feet. (See attached plan).

The Medical Center plans to construct a 9-story building of approximately 340,000 square feet. There will be space for 900 cars, including 700 spaces for hospital staff, patients and visitors and 200 spaces for the general public. A restaurant and book store will be located on the first floor. Estimated cost of construction is \$5.1 million. The Architects Collaborative is the architect for the project.

On October 27, 1966, the Authority approved a preliminary site plan showing projected expansion of the Medical Center for the next ten to fifteen years. This original plan shows a pediatric hospital on the parking garage site and parking to the southeast along Washington Street. The new proposed plan would move the pediatric hospital east to allow for the garage.

The Urban Design and Planning Staff believe that changes in the needs of the area indicate that a parking facility will be appropriate for this site, since it would be centrally located to the Tremont-Washington commercial district. Also, it would help relieve increased parking congestion and improve traffic flow.

Accordingly, it is recommended that the Authority designate finally Tufts-New England Medical Center, Inc., as Redeveloper of Parcels P-8, P-9, P-10 and P-11 in the South Cove and that the preliminary site plan, dated March 16, 1971, be approved.

ATTACHMENTS

